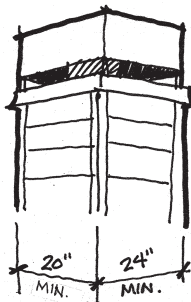


EXTERIOR ARCHITECTURAL ELEMENTS

CHIMNEYS

- Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are unacceptable.
- Overly stylistic chimneys are unacceptable.
- Wood framed chimney enclosures are permitted, however, their metal termination caps shall not be left exposed; shroud these tops in a metal chimney surround.
- Chimneys shall have trip at the caps.
- No cantilevered chimneys will be allowed.

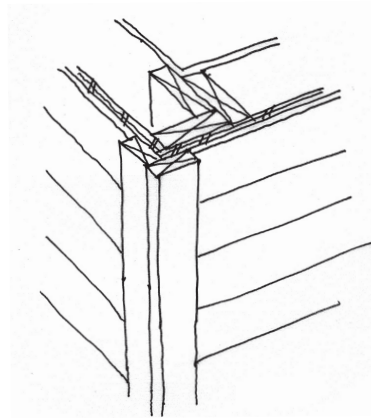


SHEET METAL, FLASHING & VENTS

- All flashing, sheet metal, and pipes must be painted to match adjacent building material.
- Plumbing vent stacks at the roofs should be clustered to minimize rooftop clutter and where feasible, be located on the roof slope facing away from the public front of the house.

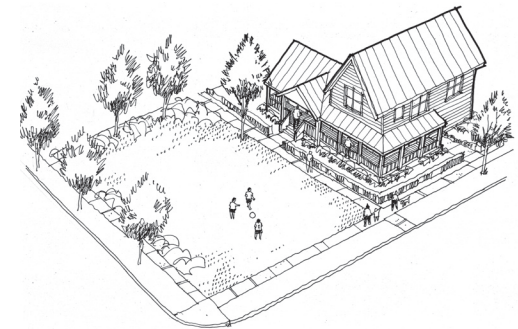
CORNER BOARD & TRIM

- Clad columns and porch headers with finish trim.
- Do not use exposed 4x4 or 6x6 posts with exposed connectors.
- Square column capitals when using solid or boxed columns shall be no more than 2" in height.
- Do not use 2x4's-capitals shall not be larger in width than ¾" materials.
- Stacked columns shall have a centerline that extends through the second floor beam and column to the first floor beam and column.
- Columns shall be laid out to account for size variation with larger on the first floor to smaller on the second.
- Beams shall be centered on columns and adjusted accordingly. Beams shall be no larger than the top of the throat of the column fully trimmed.



TRANSITION

Covered porches and stoops provide protection from the weather when transitioning from outdoors to indoors. They provide an aesthetic transition from the main body of the home to the public realm. Useable covered porches & stoops provide an opportunity for social exchange. If a slight grade occurs across the site, an accessible route may be provided to the end of the porch from the upslope driveway while still achieving an elevated effect to the sidewalk. Variations allowed if ADA compliance is necessary.



GUTTERS & DOWNSPOUTS

- Gutters shall be painted or of an integral color to closely match the trim color.
- Downspouts and corner boards shall be painted to match the color of the adjacent wall surface of the home. Drainage must not adversely affect adjacent property.